

STANDARD APPLICATION  
Harford County  
Board of Appeals

Bel Air, Maryland 21014

RECEIVED  
APR 15 2003

Case No. 5348  
Date Filed 4-10-03  
Hearing Date \_\_\_\_\_  
Receipt \_\_\_\_\_  
Fee \$450<sup>00</sup>

Shaded Areas for Office Use Only

Type of Application

Nature of Request and Section(s) of Code

CASE 5348 MAP 10 TYPE Variance

- ☐ Administrative Decision/Interpretation  
☐ Special Exception  
☐ Use Variance  
☐ Change/Extension of Non-Conforming U  
☐ Minor Area Variance  
☐ Area Variance  
☐ Variance from Requirements of the Code  
☐ Zoning Map/Drafting Correction

ELECTION DISTRICT 5 LOCATION 3086 Whitieford Road, Pylesville, Md. 21132

BY Tim C. Rohrman and Mary A. Moody

OWNER: Charles and Patricia Rohrman, 1212 Boggs Rd., Forest Hill, Md. 21050-2523

Appealed because a variance pursuant to Section 267-26C(1) of the Harford County Code to allow an accessory structure for storage more than 50% of the square footage of habitable space and higher than the principal structure (House 980 square feet and 12 foot high, proposed 1548 square feet and 24 foot high) in an Agricultural District requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name Tim C. Rohrman + Mary A. Moody Phone Number 410-836-1124  
Address 3086 Whitieford Rd, Pylesville, Md 21132  
Street Number Street City State Zip Code

OWNERS  
Go-Applicant Charles C. Rohrman Patricia A. Rohrman  
Phone Number 410-879-2447  
Address 1212 Boggs Road Forest Hill, Md. 21050-2523  
Street Number Street City State Zip Code

Contract Purchaser \_\_\_\_\_ Phone Number \_\_\_\_\_  
Address \_\_\_\_\_  
Street Number Street City State Zip Code

Attorney/Representative \_\_\_\_\_ Phone Number \_\_\_\_\_  
Address \_\_\_\_\_  
Street Number Street City State Zip Code

Hearing : 6/11/03

## Land Description

Address and Location of Property 3086 Whitford Rd  
Pylesville, Md 21132

Subdivision N/A Lot Number \_\_\_\_\_

Acreage/Lot Size .83 acre Election District 5 Zoning Agriculture

Tax Map No. 10 Grid No. 1B Parcel 179 Water/Sewer: Private ☒ Public \_\_\_\_\_

List ALL structures on property and current use: Mobile Home - residence; 3 black bear sheds - storage; Camper - storage; frame shed - storage.

Estimated time required to present case: 1/2 hour

If this Appeal is in reference to a Building Permit, state number \_\_\_\_\_

Would approval of this petition violate the covenants and restrictions for your property? \_\_\_\_\_

Is this property located within the County's Chesapeake Bay Critical Area? Yes \_\_\_\_\_ No ☒

If so, what is the Critical Area Land Use designations: \_\_\_\_\_

Is this request the result of a zoning enforcement investigation? Yes \_\_\_\_\_ No ☒

Is this request within one (1) mile of any incorporated town limits? Yes \_\_\_\_\_ No ☒

## Request

Variance required due to size of barn in relation to residence. Residence - 930 sq. ft. 12 ft High, Barn - 1548 sq. ft. 24 ft High

## Justification

my girlfriend's  
Need space to store deceased mother's belongings.  
Need area out of the sun to work on our cars and  
mower. Because of skin cancer. Because of the size of  
mobile home, storage space is very limited. When bldg is  
approved unsightly camper used for storage will be removed. This  
will improve overall appearance of property.

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

April 8, 2003

Harford County  
Board of Appeals  
Bel Air, MD 21014

To Whom It May Concern:

We, Charles A. Rohrman, Jr. and Patricia A. Rohrman, owners of the property located at 3086 Whiteford Road, do hereby give permission to Timothy C. Rohrman to construct a 24'x36' Storage Barn on our property.

We feel it will be an asset to the overall appearance of the property.

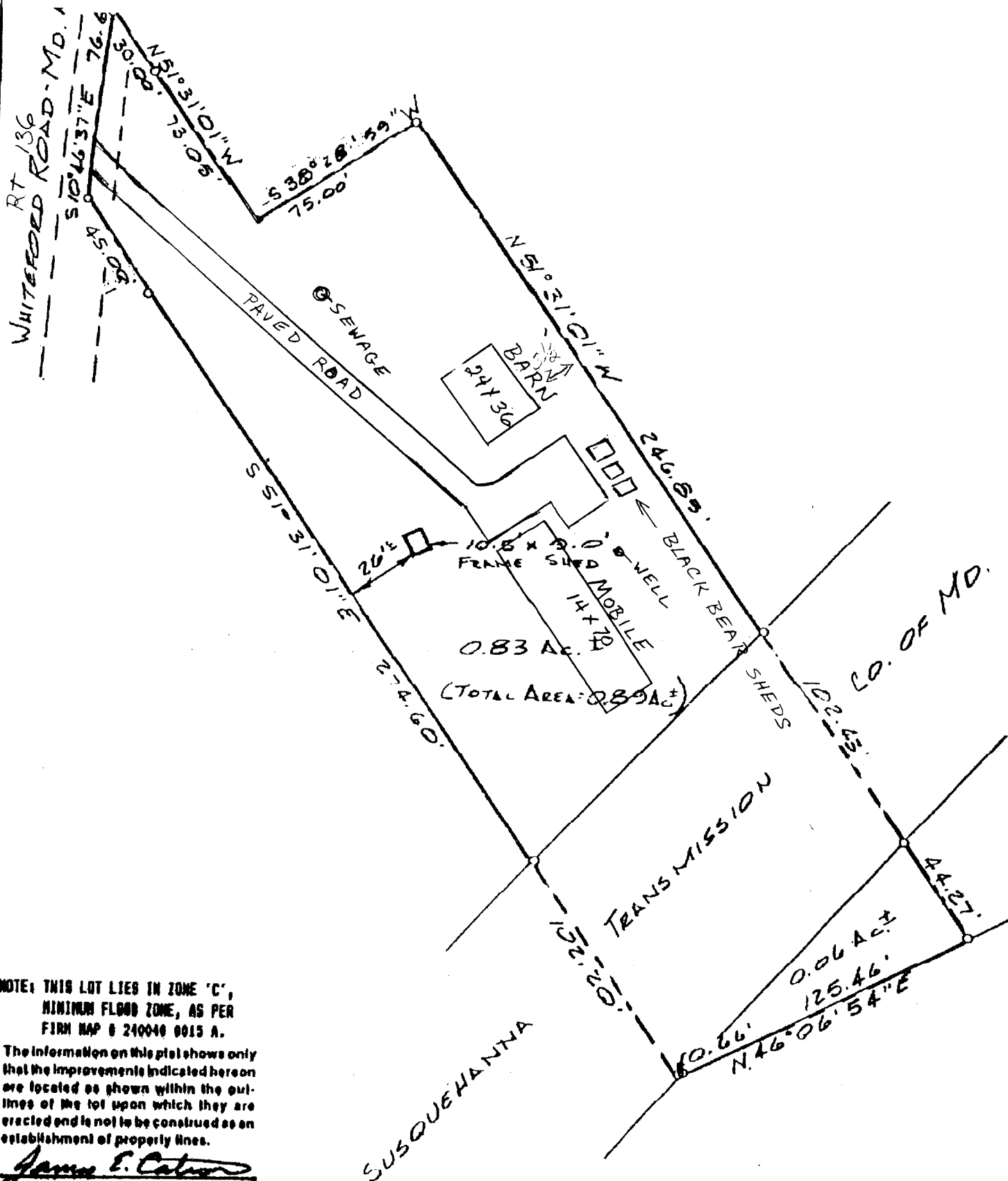
Sincerely,

Charles A. Rohrman, Jr.      Patricia A. Rohrman  
Charles A. Rohrman, Jr.      Patricia A. Rohrman

WITNESS

Mary A. Moody  
Mary Moody

April 8, 2003  
Date



NOTE: THIS LOT LIES IN ZONE 'C',  
MINIMUM FLOOD ZONE, AS PER  
FIRM MAP 8 240040 0015 A.

The information on this plat shows only  
that the improvements indicated hereon  
are located as shown within the out-  
lines of the lot upon which they are  
erected and is not to be construed as an  
establishment of property lines.

*James E. Catron*

James E. Catron  
Property Line Surveyor No. 121

DEED REFERENCE: H.B.C. 876-311

NOTE: Copies of this plat are void without  
original signature and seal.

LOCATION OF EXISTING STRUCTURE  
LAND OF

RAYMOND L. FELDTEN

LOCATED  
3086 WHITEFORD ROAD



CATRON ASSOCIATES, INC.

LAND SURVEYORS  
1419 S. Fountain Green Road  
Bel Air, Maryland 21014

